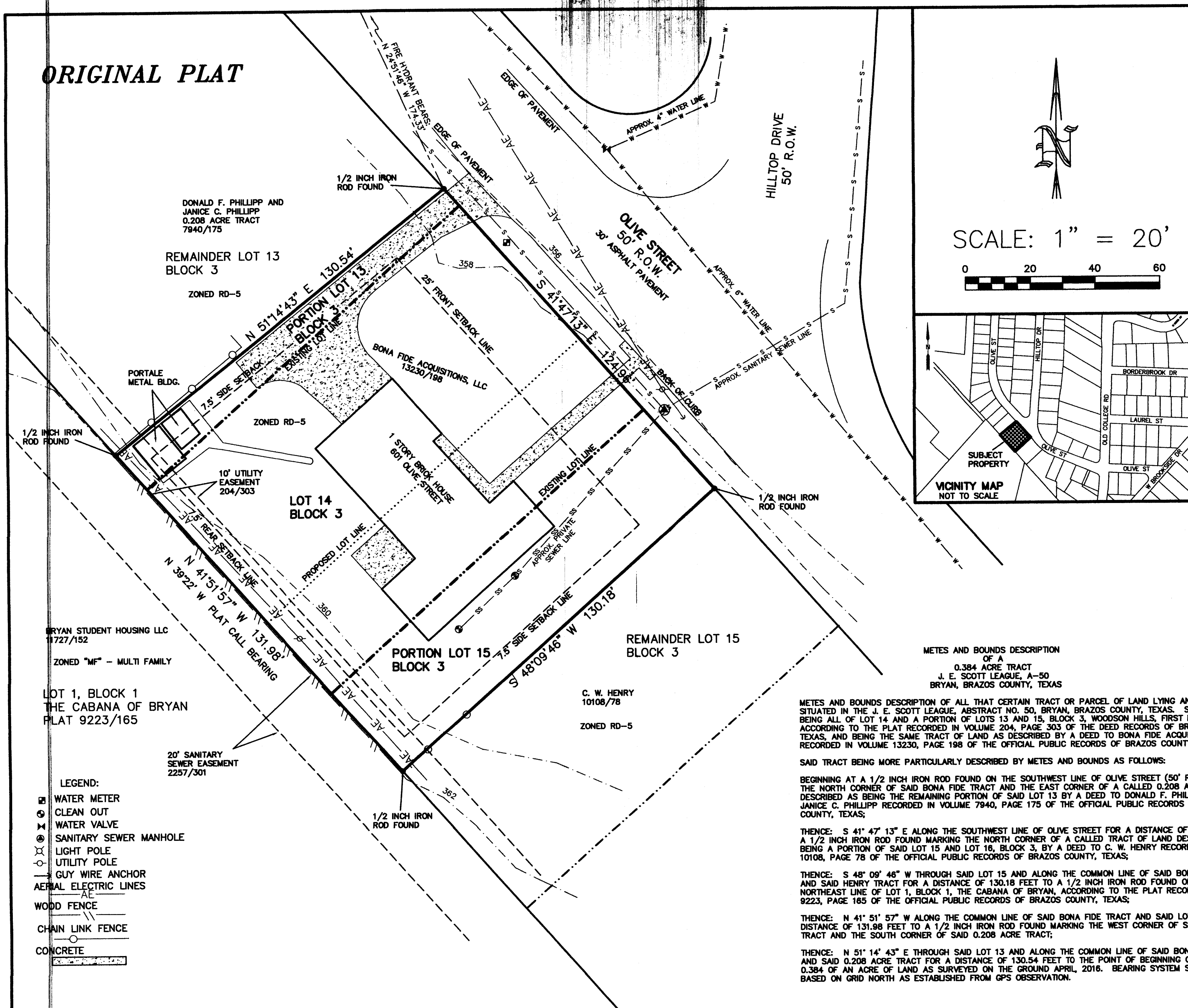
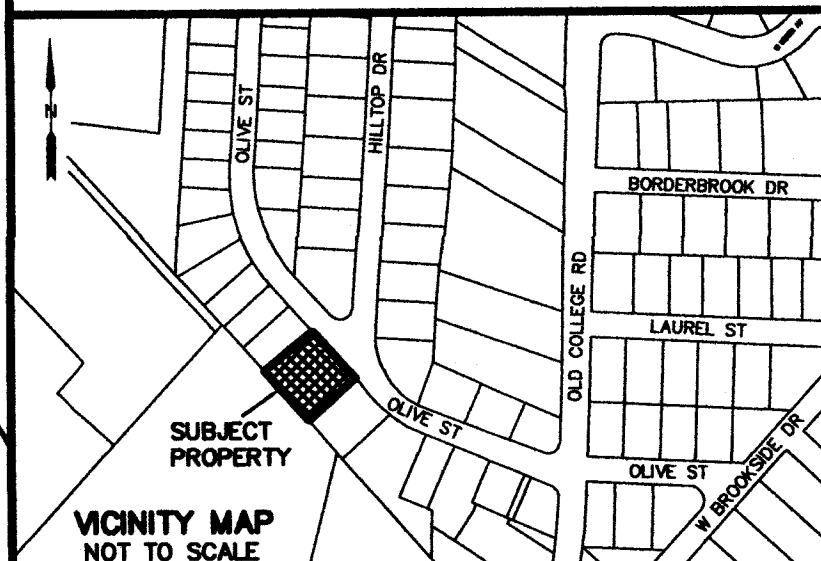


# ORIGINAL PLAT



SCALE: 1" = 20'



METES AND BOUNDS DESCRIPTION  
OF A  
0.384 ACRE TRACT  
J. E. SCOTT LEAGUE, A-50  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 14 AND A PORTION OF LOTS 13 AND 15, BLOCK 3, WOODSON HILLS, FIRST INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 303 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC RECORDED IN VOLUME 13230, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLIVE STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID BONA FIDE TRACT AND THE EAST CORNER OF A CALLED 0.208 ACRE TRACT DESCRIBED AS BEING THE REMAINING PORTION OF SAID LOT 13 BY A DEED TO DONALD F. PHILLIPP AND JANICE C. PHILLIPP RECORDED IN VOLUME 7940, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 47' 13" E ALONG THE SOUTHWEST LINE OF OLIVE STREET FOR A DISTANCE OF 124.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS BEING A PORTION OF SAID LOT 15 AND LOT 16, BLOCK 3, BY A DEED TO C. W. HENRY RECORDED IN VOLUME 10108, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 09' 46" W THROUGH SAID LOT 15 AND ALONG THE COMMON LINE OF SAID BONA FIDE TRACT AND SAID HENRY TRACT FOR A DISTANCE OF 130.18 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 1, BLOCK 1, THE CABANA OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 9223, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 51' 57" W ALONG THE COMMON LINE OF SAID BONA FIDE TRACT AND SAID LOT 1 FOR A DISTANCE OF 131.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID BONA FIDE TRACT AND THE SOUTH CORNER OF SAID 0.208 ACRE TRACT;

THENCE: N 51° 14' 43" E THROUGH SAID LOT 13 AND ALONG THE COMMON LINE OF SAID BONA FIDE TRACT AND SAID 0.208 ACRE TRACT FOR A DISTANCE OF 130.54 FEET TO THE POINT OF BEGINNING CONTAINING 0.384 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND APRIL, 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

## APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

## CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, City of Bryan

## APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, City of Bryan

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

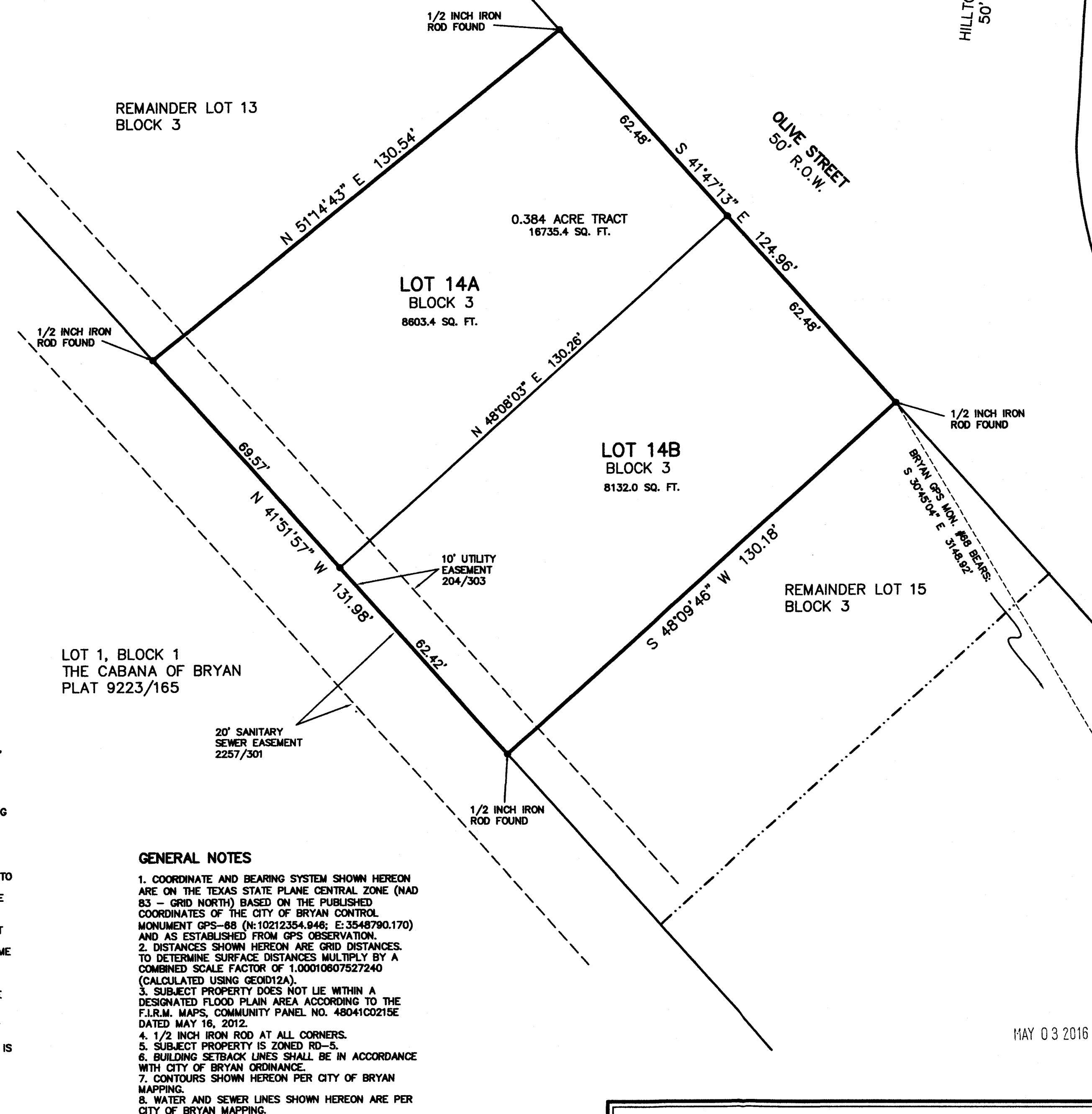
## CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

# REPLAT



## GENERAL NOTES

1. COORDINATE AND BEARING SYSTEM SHOWN HEREON ARE ON THE TEXAS STATE PLANE CENTRAL ZONE (NAD 83 - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-88 (N:10212354.948; E:3548790.170) AND AS ESTABLISHED FROM GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010607527240 (CALCULATED USING GEOD12A).
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410215E DATED MAY 16, 2012.
4. 1/2 INCH IRON ROD AT ALL CORNERS.
5. SUBJECT PROPERTY IS ZONED RD-5.
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
7. CONTOURS SHOWN HEREON PER CITY OF BRYAN MAPPING.
8. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPPING.

MAY 03 2016

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BONA FIDE ACQUISITIONS, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 13230, Page 198, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**FINAL PLAT**  
OF  
LOTS 14A & 14B, BLOCK 3  
WOODSON HILLS, FIRST INSTALLMENT  
0.384 ACRES, J. E. SCOTT LEAGUE, A-50  
BEING A  
**REPLAT**  
OF  
LOT 14 AND A PORTION OF  
LOTS 13 & 15, BLOCK 3  
WOODSON HILLS, FIRST INSTALLMENT  
VOLUME 204, PAGE 303  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 04-28-16  
PLAT DATE: 04-28-16  
REVISED:

OWNER:  
BONA FIDE ACQUISITIONS, LLC  
4400 OLD COLLEGE ROAD  
BRYAN, TEXAS 77801

SURVEYOR:  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3185

CAD NAME: 16-256